098.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	742,500 / 742,500
					USE VALUE:	742,500 / 742,500
					ASSESSED:	742,500 / 742,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHEEHAN JOANNE M
Owner 2:	
Owner 3:	
Street 1:	25 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SHEEHAN JOANNE M TR -
Owner 2:	J M S MORNINGSIDE TRUST -
Street 1:	25 MORNINGSIDE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1669 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7602.000	288,900		453,600	742,500
Total Card	0.175	288,900		453,600	742,500
Total Parcel	0.175	288,900		453,600	742,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.93 | /Parcel: 444.93

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 64165

GIS Ref

GIS Ref

Insp Date 10/17/18

!7993!

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	288,900	0	7,602.	453,600	742,500		Year end	12/23/2021
2021	101	FV	279,500	0	7,602.	453,600	733,100		Year End Roll	12/10/2020
2020	101	FV	279,500	0	7,602.	453,600	733,100	733,100	Year End Roll	12/18/2019
2019	101	FV	242,800	0	7,602.	453,600	696,400	696,400	Year End Roll	1/3/2019
2018	101	FV	242,800	0	7,602.	388,800	631,600	631,600	Year End Roll	12/20/2017
2017	101	FV	242,800	0	7,602.	362,900	605,700	605,700	Year End Roll	1/3/2017
2016	101	FV	242,800	0	7,602.	311,100	553,900	553,900	Year End	1/4/2016
2015	101	FV	228,000	0	7,602.	278,700	506,700	506,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:32:39

LAST REV

Date	Time
06/19/19	10:33:13

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7993

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHEEHAN JOANNE	1397-20		3/7/2011	Convenience	100	No	No		
	1044-184		6/1/1988		1	No	No		F

USER DEFINED

Prior Id # 1:	64165
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2012	228	Manual	4,497					insulation
5/20/1993	188		2,000					12X16 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	Meas/Inspect	CC	Chris C
2/10/2009	Meas/Inspect	294	PATRIOT
10/31/2000	Hearing N/C	189	PATRIOT
4/20/2000	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/1/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7602		Sq. Ft.	Site		0	70.	0.85	4									453,644						453,600	

Total AC/HA:	0.17452	Total SF/SM:	7602	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	453,644	Spl Credit		Total:	453,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	147.750
Other Features:	84800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392555
Depreciation:	103635
Depreciated Total:	288920

COMMENTS

SCUTTLE HOLE, OF=SINK IN BMT
DORMERS FRONT AND BACK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	4	Baths:	1	HB					

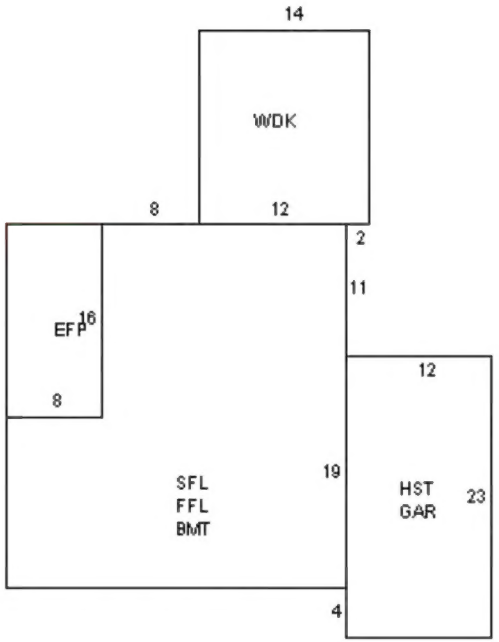
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	162.53
Special Features:	0	Val/Su Net:	102.05
Final Total:	288900	Val/Su SzAd	193.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	712	51.530	36,688
FFL	First Floor	712	147.750	105,198
SFL	Second Floor	641	147.750	94,678
GAR	Garage	276	23.940	6,606
WDK	Deck	224	10.410	2,332
HST	Half Story	138	147.750	20,390
EFP	Enclos Porch	128	48.250	6,176
	Net Sketched Area:	2,831	Total:	272,068
Size Ad	1490.7999	Gross Area	3040	FinArea 1669

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0010-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: